
**THE VILLAGE OF WILLOW SPRINGS
COOK COUNTY, ILLINOIS**

**ORDINANCE
NUMBER 2019-O-15**

**AN ORDINANCE APPROVING A VARIANCE FOR 10813 CHAUCER
IN THE VILLAGE OF WILLOW SPRINGS, IL 60480**

JOHN M. CARPINO, President

MARY JANE MANNELLA, Clerk

**THOMAS E. BIRKS
TERRANCE M. CARR
MICHAEL C. KENNEDY
ERNIE MOON
MELISSA N. NEDDERMEYER
FRED POSCH**

TRUSTEES

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Willow Springs Tressler LLP – Village Attorneys – 2600 East 107th Street, Bolingbrook, Illinois 60440

**VILLAGE OF WILLOW SPRINGS
ORDINANCE 2019-O-15**

**AN ORDINANCE APPROVING A VARIANCE FOR 10813 CHAUCER
IN THE VILLAGE OF WILLOW SPRINGS, IL 60480**

**BE IT ORDAINED BY THE VILLAGE BOARD OF THE VILLAGE OF WILLOW SPRINGS,
ILLINOIS:**

WHEREAS, Petitioner Enrico J. Demonte has filed with the Village of Willow Springs an application for variance (the "Application"), a copy of which is attached hereto and made a part hereof as **Exhibit A**, for the property commonly known as 10813 Chaucer Drive (the "Property"); and

WHEREAS, the Property is zoned R-1 Residential and the petitioner is seeking a variance from the Village Code regarding side yard setbacks; and

WHEREAS, the Planning and Zoning Commission held a public hearing on May 8, 2019 to hear testimony and consider the variance, along with all other requested documents submitted by the Petitioner, in accordance with the Village Code of the Village of Willow Springs; and

WHEREAS, the Planning and Zoning Commission issued a written recommendation to the Village Board that a variance to permit a six (6) foot side yard setback be approved (the "Recommendation"), a copy of which is attached hereto and made a part hereof as **Exhibit B**; and

WHEREAS, the Application and Recommendation have been reviewed by staff and the Building Commissioner; and

WHEREAS, the President and Village Board have reviewed the application, recommendation and testimony presented at the public hearing, and after due consideration, have determined that it is in the best interests of the Village to approve the variance as requested.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOW SPRINGS, COOK COUNTY, ILLINOIS AS FOLLOWS:

Section 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made part hereof, as if fully set forth in their entirety.

Section 2. The written findings of fact and recommendation of the Planning and Zoning Commission are hereby accepted and incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 3. The Village President and Board of Trustees have reviewed the application, recommendation and testimony and agree to approve the variance allowing a six (6) foot side yard setback on the property in accordance with the application attached hereto as **Exhibit A**.

Section 4. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. This ordinance shall be in full force and effect from and after its passage, approval by the Village President, and publication as provided by law.

(REMINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

Ordinance 2019-O-15, approved and adopted by the President and Board of Trustees of the Village of Willow Springs, Cook County, Illinois this 9th day of May 2019, pursuant to a roll call vote, as follows:

	PRESENT	ABSENT	YES	NO	ABSTAIN
Trustee Birks	✓		✓		
Trustee Carr	✓		✓		
Trustee Kennedy	✓		✓		
Trustee Moon	✓		✓		
Trustee Neddermeyer	✓		✓		
Trustee Posch	✓		✓		
President Carpino	✓				
TOTAL	7	0	6	0	0


John M. Carpino, Village President

ATTEST:


Mary Jane Mannella, Village Clerk



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

I, Mary Jane Mannella, DO HEREBY CERTIFY that I am the duly qualified and appointed Village Clerk of the Village of Willow Springs, Cook County, Illinois, and that as such Village Clerk I do have charge of and custody of the books and records of the Village of Willow Springs, Cook County, Illinois.

I DO HEREBY FURTHER CERTIFY that the foregoing is a full, true and correct copy of **ORDINANCE NO. 2019-O-15, "AN ORDINANCE APPROVING A VARIANCE FOR 10813 CHAUCER IN THE VILLAGE OF WILLOW SPRINGS, IL 60480"**, adopted and approved by the President and Board of Trustees of the Village of Willow Springs, Illinois, on **MAY 9, 2019** and published in pamphlet form on **MAY 9, 2019**.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the Village, on **MAY 9, 2019**.


Mary Jane Mannella, Village Clerk
Village of Willow Springs, Cook County, Illinois



EXHIBIT A

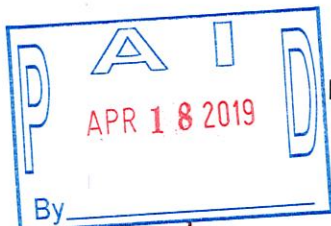
ZONING VARIANCE APPLICATION

VILLAGE OF WILLOW SPRINGS,
COOK COUNTY, ILLINOIS

APPLICATION FOR ZONING AMENDMENT,
VARIATION, SPECIAL USE PERMIT,
SPECIAL USE-PLANNED UNIT DEVELOPMENT,
AND SITE PLAN REVIEW

PLEASE TYPE OR PRINT

TO: Village Clerk
Village of Willow Springs
One Village Avenue
Willow Springs, IL 60480

Date: 3-22, 2019

1. Applicant: ENRICO J. Demonte Phone: 708-609-0470
Address: 40 Thornhill Court Fax: _____
Burr Ridge IL 60527
2. Owner: ENRICO J. Demonte Phone: SAME
Address: 40 Thornhill Ct Burr Ridge IL 60527 Fax: _____

3. An Applicant for a Zoning Amendment, Special Use Permit, Variation or Site Plan Review must have a present legal interest in the property, e.g. owner, contract purchaser or lessee. *If the Applicant is not the owner of the property which is the subject of this Application, he must submit with this Application a letter of authorization from the owner of the property.*

4. Address of Property: 10813 CHAUCEY DR Willow Springs IL 60480
5. Legal Description of property: Lot 106 in Willowshire Estate Unit 3, being a
SUBDIVISION OF PART OF THE Southwest 1/4 OF SECTION 32,
TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN THE VILLAGE OF WILLOW SPRINGS, IN COOK COUNTY, ILLINOIS.
Common Address 10813 CHAUCEY DR Willow Springs, VACANT LOT
6. Permanent Real Estate Index No.: 18-32-314-006

7. Nature of request (check all that apply):
- | | |
|-------------------------------------|--------------------------------------|
| <input type="checkbox"/> | Zoning Amendment |
| <input checked="" type="checkbox"/> | Variation |
| <input type="checkbox"/> | Special Use |
| <input type="checkbox"/> | Special Use-Planned Unit Development |
| <input type="checkbox"/> | Site Plan Review |

8. If this Application is for a Zoning Amendment or Site Plan Review, answer the following:

- (A) Present zoning classification of property: R1
- (B) proposed zoning amendment: _____
- (C) Existing structure(s) on property: _____
- (D) Size of property, acreage and/or square feet: _____
- (E) Describe the present uses on the property and proposed uses if rezoned: _____

NOTE: All Applicants for Zoning Amendment must review Village Code Section 9A-1-7 and be prepared to present evidence to the Plan Commission or other hearing body to support the necessary findings of fact required in accordance with the standards set forth therein.

All Applicants for Site Plan Approval must review Village Code Section 9A-1-9 to comply with all Site Plan Review approval requirements.

(F) If the property is to be improved, set forth a brief description of the improvements to be made:

9. If Application is for a Variation, answer the following:

(A) Present zoning classification of property: R1

(B) Proposed variation request: PERMIT A SIDE YARD OF LESS THAN 7 FEET, 6 INCHES.

(C) State the nature of the hardship or practical difficulty requiring the request for variation: _____

DUE TO THE SIZE OF THE LOT AND THE FACT THAT MOST OR ALL OF THE HOMES IN THE AREA HAVE SIDE YARDS LESS THAN REQUIRED, IT WILL NOT BE POSSIBLE TO BUILD W/O AN VARIANCE.

(D) Describe existing structure(s) on property: VACANT LOT

(E) Size of property, acreage and/or square feet: 9,328 SQ. FT. (APPROX. .214 ACRES)

NOTE: All Applicants for Variation(s) must review Village Code Section 9A-2-3 (Standards for Variations) and 9A-2-4 (Authorized Variations) and be prepared to present evidence to the Zoning Board of Appeals or other hearing body to support the necessary findings of fact required in accordance with the standards set forth therein.

10. If the Application requests a Special Use Permit which includes a Planned Unit Development, answer the following:

(A) Present zoning classification of property: _____

(B) Proposed special use requested: _____

(C) State reasons why the special use is requested: _____

(D) Describe existing structure(s) on the property: _____

(E) Size of property, acreage and/or square feet: _____

NOTE: All Applicants for Special Use Permit must review Village Code Section 9A-1-5 and/or 9A-1-5-1 for a Planned Unit Development and be prepared to present evidence and required documentation to the Plan Commission to support the necessary findings of fact required in accordance with the standards set forth therein.

11. Documents to be submitted with Application:

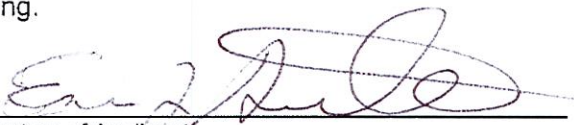
For all matters, an Applicant must submit the following:

(A) Ten (10) copies of a recent (not more than 6 months old) survey of the property prepared by an Illinois Registered Land Surveyor in accordance with Illinois Land Survey Standards locating all easements of record, improvements and building lot lines;

(B) Proof of ownership (Title Policy, etc.) or evidence of the Applicant's interest in the property.

(C) Such other drawings and plans, including Site Plans, Landscape Plans, building elevations and engineering drawings as are required by the Village Code for necessary approvals.

12. Fees and Cost Reimbursement: Section 9A-2-6 of the Village Code of the Village of Willow Springs, 1983, as amended, requires all Applicants for a Zoning Amendment, Variance, Special Use or Site Plan Review to reimburse the Village for all legal, engineering, planning or other necessary fees and costs, including publication charges incurred in connection with the Application and hearing process. ***This requirement is in addition to the Application fee to be paid when the Application is filed. Attached hereto, and made a part of this Application is a separate form to be completed, signed by the owner(s) of the property and the Applicants and submitted with this Application.***
13. When the Village Clerk receives this Application, completed as required together with the filing fee and supporting documentation required herein, it will be referred to the President and Board of Trustees for referral to the Plan Commission for the necessary public hearing and/or meeting. The Applicant will be notified of the date of hearing or meeting.



Signature of Applicant

Signature of Applicant (If more than one)

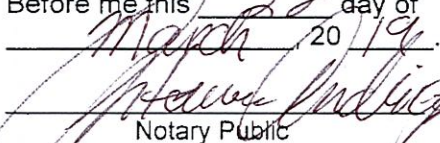
AFFIDAVIT OF APPLICATION

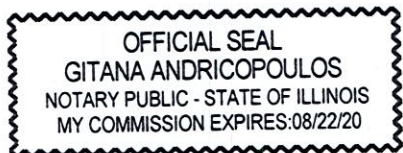
STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

The undersigned being first duly sworn, states he/she has read and completed the foregoing Application by him/her subscribed; and that the information contained therein and in the attached documents are true and correct.


Signature of Applicant

Signature of Applicant

Subscribed and sworn to
Before me this 22 day of March, 2019.

Notary Public



VILLAGE CLERK'S OFFICE ONLY

Date filed: _____, 20 ____.

Date paid: _____, 20 ____.

Documents submitted (list): _____

Referred to Village Attorney on: _____, 20 ____.

Referred to President
And Board of Trustees on: _____, 20 ____.

Section 9A-2-6 entitles "Fees" of the Village of Willow Springs Village Code states:

9A-2-6: **FEES**

A. Applications for a Variation, Special Use, Special Use – Planned Unit Development, Zoning Amendment or Site Plan Review shall be made in the office of the Village Clerk on forms provided by the Village Clerk, The applications shall be accompanied by a nonrefundable fee in the following amounts:

<u>Relief Required</u>	<u>Application Fee</u>
1. Variations	\$400.00
2. Special Use	\$750.00
3. Special Use – Planned Unit Development	\$750.00
4. Site Plan Review	\$750.00
5. Zoning Amendment	\$750.00

An applicant shall pay the appropriate application fee for each approval required. By way of example, if the applicant requires a Zoning Amendment (\$750.00), Site Plan Review (\$750.00), and Variation(s) (\$400.00), the total application fee payable is \$1,900.00.

- B. The fee for filing a Notice of Appeal for review of any order, requirement, decision or determination of the Building Commissioner shall be Five Hundred and 00/100 Dollars (\$500.00). This fee shall be paid to the Office of the Village Clerk prior to filing the Notice of Appeal and is nonrefundable. A receipt from the Village Clerk evidencing payment of the fee shall accompany the Notice of Appeal when filed with the Plan Commission.
- C. In addition to the payment of the foregoing fees in subsections A and B of this Section, the applicant, or owner of the subject property, if different, or person appealing in the case of an Appeal, shall reimburse the Village (or pay directly to the Village's consultants if so directed by the Village) all expenses, costs and fees incurred by the Village in its sole judgment in connection with the consideration and review of applications for Variation(s), Special Use, Special Use – Planned Unit Development, Zoning Amendment, Site Plan Review or an Appeal. Such costs shall include, but not be limited to: stenographic fees; engineering review fees; traffic engineer fees; financial consultants; planning consultants; landscape consultants; and other consulting fees; attorneys' fees; public hearing and other publication charges; and recording charges. These charges shall be paid within seven (7) days after an invoice is submitted to the applicant, owner or appellant by the Village Clerk or person performing the service, but in no event shall the Plan Commission or Village Board of Trustees take any final action or render any final decision on any application or Appeal prior to payment of all invoiced items. These fees and charges shall be paid notwithstanding an adverse decision to the applicant on an Appeal, the abandonment of the proceedings by the applicant, or the denial of the request of an applicant, in whole or in part, by the Plan Commission and/or the Village Board of Trustees.
- D. In addition to the foregoing, the Village may, in its sole discretion, upon receipt of an application for a Variation, Special Use, Special Use – Planned Unit Development, Zoning Amendment or Site Plan Review, require the applicant to deposit with the Village for deposit by the Village into a special account, an advance payment, toward the subsection C development review fees and costs to be incurred by the Village. The amount of such deposit shall be determined by the Village, the receipt of which shall be a condition precedent to the Village's acceptance of an application and the commencement of the development/zoning review process.
- E. From time to time as fees are incurred by the Village, they shall be paid by the Village from said special account and the applicant so notified. At such time as the Village deems necessary, the applicant shall deposit additional monies to the special account. The deposit of such additional monies within ten (10) days of a request therefore shall be a condition precedent to the Village continuing the development/zoning review process.

I, the undersigned, have received this document captioned "Reimbursement of Fees and Costs to the Village of Willow Springs," have read same and fully understand and agree to comply with the provisions contained herein. **I further understand, as set forth above, that no final action on my Application will be taken until all fees and costs for which I am obligated to the Village are paid.**

3-22-19
DATE


SIGNATURE OF OWNER

SIGNATURE OF APPLICANT

Please print the name of the party responsible for payment of fees and costs:

Address of Subject Property: _____
Billing Address: 40 Thornhill CT Burr Ridge IL 60527
Applicant: Enrico J Demonte Owner: _____
Address: 40 Thornhill CT Address: _____
Burr Ridge IL 60527
Phone #: 708-609-0470 Phone #: _____



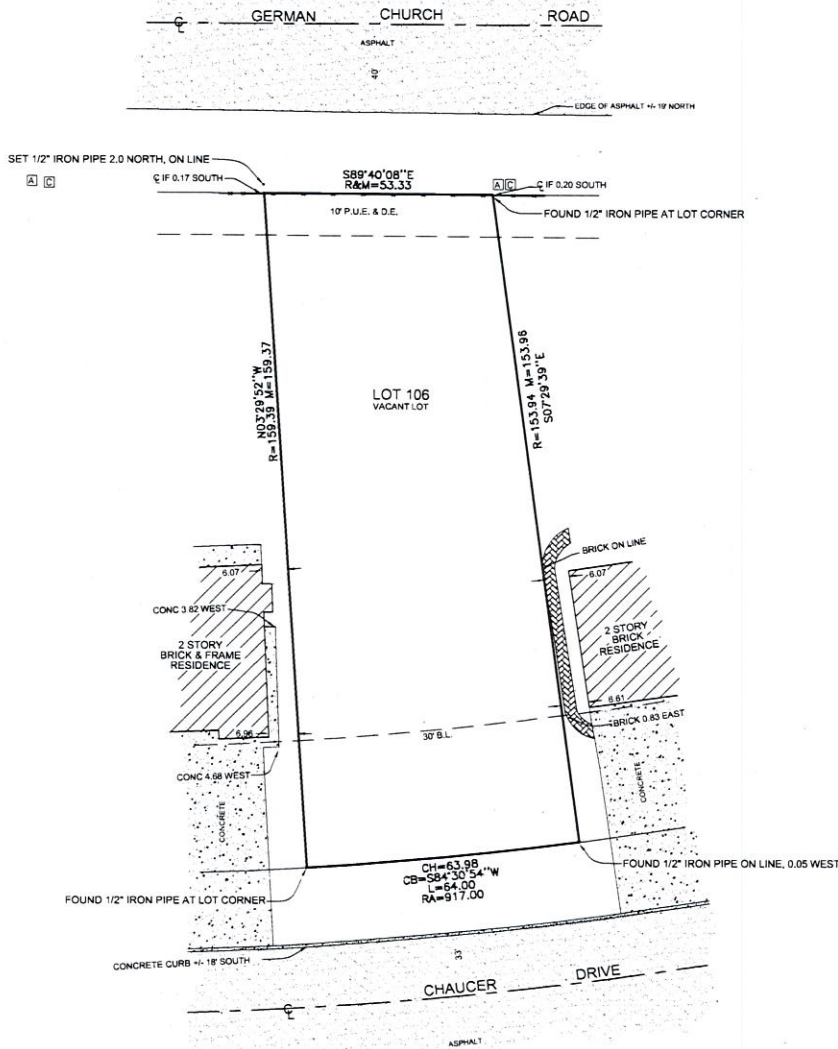
RUSSELL W. SCHOMIG, PLS
WILLIAM K. SCHOMIG

SCHOMIG LAND SURVEYORS, LTD. PLAT OF SURVEY

909 EAST 31st STREET
LA GRANGE PARK, ILLINOIS 60526
E-MAIL: SCHOMIG-SURVEY@SBCGLOBAL.NET
WEB: WWW.LAND-SURVEY-NOW.COM
PHONE: 708-352-1452
FAX: 708-352-1454

LOT 106 IN WILLOWSHIRE ESTATES UNIT 3, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WILLOW SPRINGS, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 10813 CHAUCER DRIVE, WILLOW SPRINGS, VACANT LOT.



THE CUSTOMER LISTED BELOW PROVIDED THE LEGAL DESCRIPTION SHOWN HEREON. WE DO NOT GUARANTEE THAT THIS IS THE CORRECT LEGAL DESCRIPTION FOR THE TRANSACTION INTENDED.

IMPORTANT: COMPARE LEGAL DESCRIPTION TO DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY FOR CLARIFICATION OR CORRECTION IMMEDIATELY. UNLESS OTHERWISE NOTED, THIS PLAT DOES NOT SHOW BUILDING LINES OR OTHER RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES.

DO NOT SCALE DIMENSIONS FROM THIS PLAT; THE LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN WITHOUT THE WRITTEN PERMISSION OF SCHOMIG LAND SURVEYORS LTD. ONLY PLATS WITH AN EMBOSSED SEAL ARE OFFICIAL DOCUMENTS. FIELD WORK WAS COMPLETED PER SURVEY DATE LISTED BELOW. © COPYRIGHT, ALL RIGHTS RESERVED.

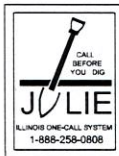
SURVEYED: MARCH 1ST, 2019.

BUILDING LOCATED: VACANT LOT

FILE:190701.ORD

ORDERED BY: ENRICO DEMONTE

PLAT NUMBER: 190701 & H25-25 & FC:2990 SCALE: 1" = 20'



LEGEND

- | | | | |
|--------|---------------------------|------|-------------------|
| M. | = MEASURED DIMENSION | C. | = CENTER LINE |
| R. | = RECORDED DIMENSION | I.F. | = IRON FENCE |
| B.L. | = BUILDING LINES | L. | = LENGTH OF CURVE |
| P.U.E. | = PUBLIC UTILITY EASEMENT | R.A. | = RADIUS |
| D.E. | = DRAINAGE EASEMENT | C.B. | = CHORD BEARING |
| A. | = A. T. & T. BOX | C.H. | = CHORD |
| C. | = CABLE TV PEDESTAL | | |

STATE OF ILLINOIS) LOT AREA: 9,186 SQUARE FEET.
COUNTY OF COOK) ss.

WE, SCHOMIG LAND SURVEYORS, LTD., AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED AND SHOWN TO INDICATE ANGULAR RELATIONSHIP OF LOT LINES.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BY: Russell W. Schomig
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 035-002448



LICENSE EXPIRATION
11-30-2020



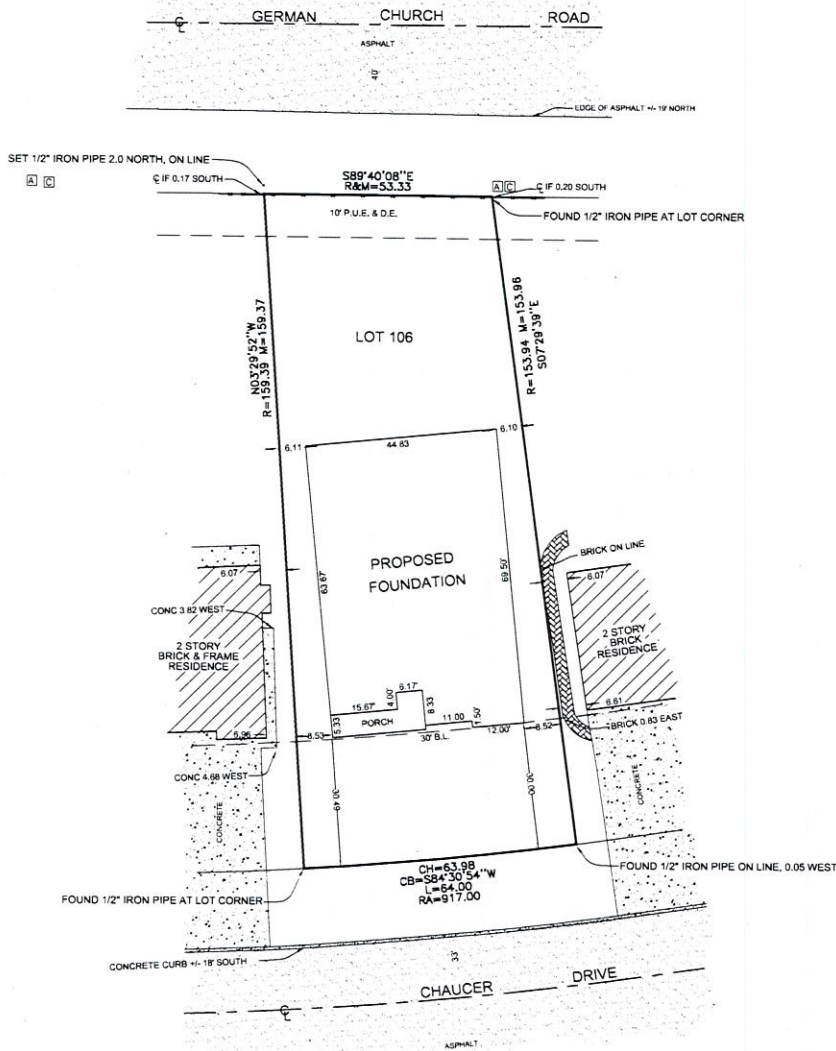
RUSSELL W. SCHOMIG, PLS
WILLIAM K. SCHOMIG

SCHOMIG LAND SURVEYORS, LTD. PLAT OF SURVEY

909 EAST 31st STREET
LA GRANGE PARK, ILLINOIS 60526
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WEB: WWW.LAND-SURVEY-NOW.COM
PHONE: 708-352-1452
FAX: 708-352-1454

LOT 106 IN WILLOWSHIRE ESTATES UNIT 3, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WILLOW SPRINGS, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 10813 CHAUCER DRIVE, WILLOW SPRINGS, VACANT LOT.



SURVEYORS NOTE:

THIS IS NOT A SITE PLAN.
PROPOSED RESIDENCE INFORMATION ONLY
AS REQUESTED BY CLIENT.

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SURVEYED: MARCH 1ST, 2019.

BUILDING LOCATED: VACANT LOT

FILE:190701.DWG

ORDERED BY: ENRICO DEMONTE

PLAT NUMBER: 190701 & H25-25 & FC:2990 SCALE: 1" = 20'



LEGEND

- | | |
|----------------------------------|----------------------|
| M. = MEASURED DIMENSION | C. = CENTER LINE |
| R. = RECORDED DIMENSION | I.F. = IRON FENCE |
| B.L. = BUILDING LINES | L. = LENGTH OF CURVE |
| P.U.E. = PUBLIC UTILITY EASEMENT | R.A. = RADIUS |
| D.E. = DRAINAGE EASEMENT | C.B. = CHORD BEARING |
| A. = A. T. & T. BOX | C.H. = CHORD |
| □ = CABLE TV PEDESTAL | |

STATE OF ILLINOIS)
COUNTY OF COOK) ss. LOT AREA: 9,182 SQUARE FEET.

WE, SCHOMIG LAND SURVEYORS, LTD., AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON.

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THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BY: *Russell W. Schomig*
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 033-002496



LICENSE EXPIRATION
11-30-2020



RUSSELL W. SCHOMIG, PLS
WILLIAM K. SCHOMIG

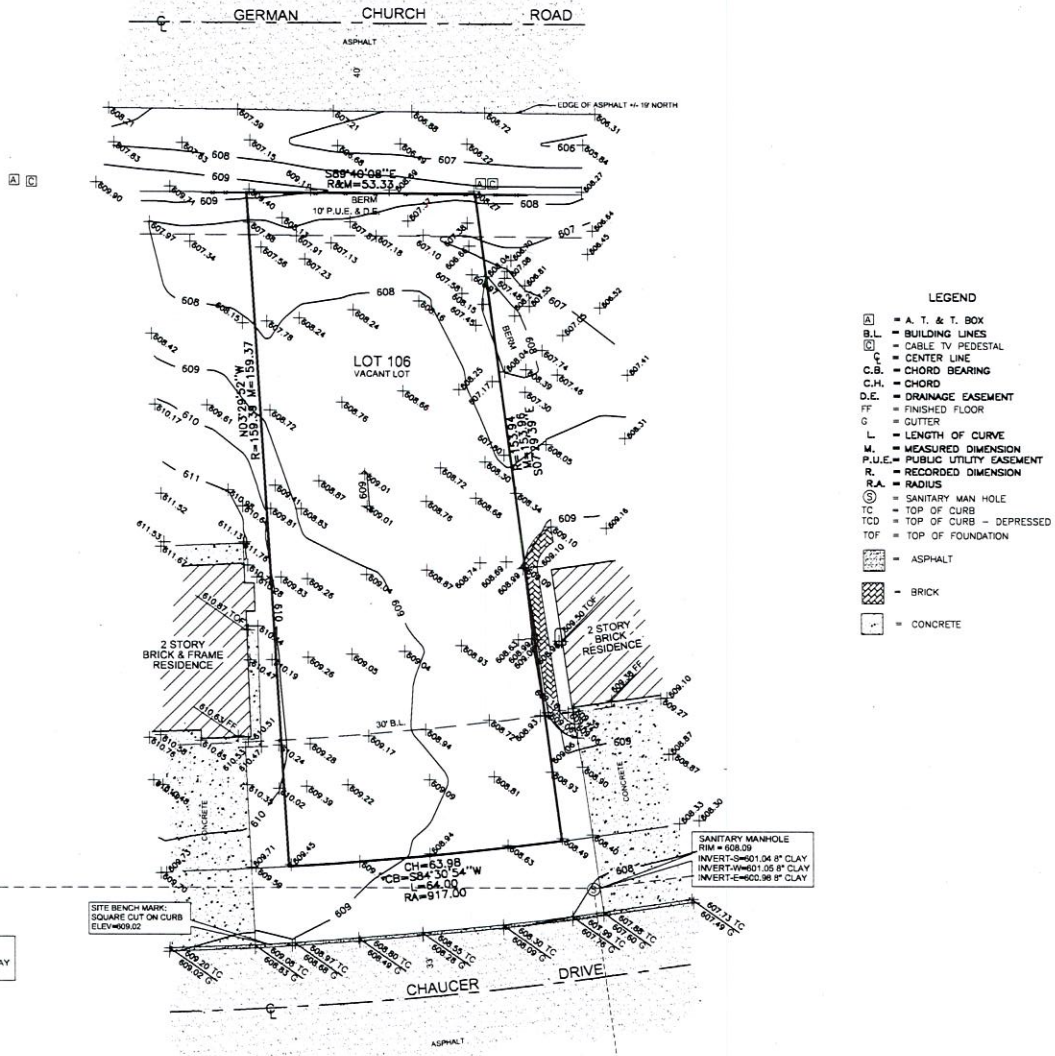
SCHOMIG LAND SURVEYORS, LTD.

TOPOGRAPHICAL SURVEY

909 EAST 31st STREET
LA GRANGE PARK, ILLINOIS 60526
E-MAIL: SCHOMIG-SURVEY@SBCGLOBAL.NET
WEB: WWW.LAND-SURVEY-NOW.COM
PHONE: 708-352-1452
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LOT 106 IN WILLOWSHIRE ESTATES UNIT 3, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WILLOW SPRINGS, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 10813 CHAUCER DRIVE, WILLOW SPRINGS, VACANT LOT.



SURVEY NOTES:

1. SURVEYOR CONTACTED THE VILLAGE OF WILLOW SPRINGS TWICE - REQUESTING SEWER MAPS. WE RECEIVED NO MAPS.
2. SURVEY CONTACTED THE JUSTICE-WILLOW SPRINGS WATER COMMISSION TWICE - 708-458-7010 REGARDING THE LOCATION OF WATER SERVICE. WE RECEIVED NO MAPS.
3. NO VISIBLE BUFFALO BOXES WERE FOUND ON SITE.

NOTE:

CONTRACTOR IS CAUTIONED TO CONFIRM PIPE SIZE OF SEWER/SANITARY PIPE LINE PRIOR TO EXCAVATION OR ORDERING OF MATERIALS, ADVISE SURVEYOR AT ONCE SHOULD A REVISION BE REQUIRED.

THE CUSTOMER LISTED BELOW PROVIDED THE LEGAL DESCRIPTION SHOWN HEREON. WE DO NOT GUARANTEE THAT THIS IS THE CORRECT LEGAL DESCRIPTION FOR THE TRANSACTION INTENDED.

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SURVEYORS NOTE: FOR LOT BOUNDARY INFORMATION, NOT SHOWN HEREON, REFER TO PLAT OF SURVEY, PLAT NUMBER 190701, DATED MARCH 1ST, 2019. ISSUED IN CONJUNCTION WITH THIS PLAT.

TOPOGRAPHICAL SURVEY: MARCH 1ST, 2019.

FILE:190701.DWG

ORDERED BY: ENRICO DEMONTE

PLAT NUMBER: 190701-T & H25-25 & FC:2990 SCALE: 1" = 20'



STATE OF ILLINOIS)
COUNTY OF COOK) ss.

WE, SCHOMIG LAND SURVEYORS, LTD., AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON.

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THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHICAL SURVEY.

By: *Russell W. Schomig*
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 035-002448



EXHIBIT B

FINDINGS AND RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION

**VILLAGE OF WILLOW SPRINGS
PLANNING AND ZONING COMMISSION
RECOMMENDATION ON VARIANCE REQUEST**

TO: The President and Village Board
Village of Willow Springs
1 Village Circle | Willow Springs, IL 60480

RE: Side Yard Variance Request.

Pursuant to all relevant provisions of Title 9A of the Municipal Code, being the official Zoning Ordinance of the Village of Willow Springs, a public hearing was held on May 8, 2019 to hear a request for a side yard variance reducing the side yard on a portion of the lot from the required 7.5 feet to 6.1 feet at the property commonly known as 10813 Chaucer Drive.

Having considered the testimony and evidence presented at said hearing, this Planning and Zoning Commission finds as follows:

- (A) Notice of said hearing was duly published in accordance with the provisions of the Illinois Municipal Code;
- (B) This Planning and Zoning Commission has jurisdiction over the subject matter and the parties hereto;
- (C) No objections to the proposed variance have been received by this Planning and Zoning Commission prior to, during, or subsequent to said hearing;
- (D) The majority of properties located in the subject area and around the subject lot have side yards of less than the required 7.5 feet;
- (E) The proposed variance will not be detrimental to or endanger the public safety, health, morals, comfort or general welfare of the Village of Willow Springs;
- (F) The variation will be beneficial to the Village of Willow Springs and will be in conformity with the intent and spirit of all relevant ordinances of the Village of Willow Springs;

Therefore, the Planning and Zoning Commission of the Village of Willow Springs recommends to the Village Board that the variance requested be granted.

Dated this the 8th day of May 2019.

**PLANNING AND ZONING COMMISSION
VILLAGE OF WILLOW SPRINGS, ILLINOIS**

By: 
Chairman